



City of East Palo Alto
Community Development Department-Planning Division

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May 23, 2013

Melinda Coy
Housing Policy Specialist
Division of Housing Policy Development
California Department of Housing and Community Development
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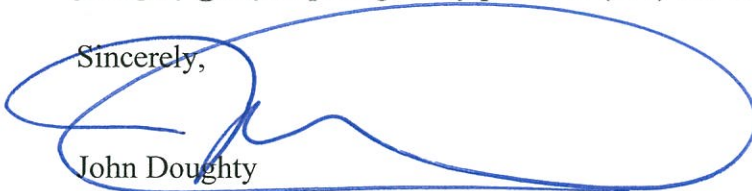
Housing Policy Department
Received on:
MAY 31 2013

Re: East Palo Alto Annual Housing Element Progress Report

In accordance with Section 65400 of the Government Code, attached is the City of East Palo Alto's Housing Element Annual Progress Report for the period between January 1, 2012 to December 31, 2012. This report was reviewed and approved by the East Palo Alto City Council pursuant to City Council Resolution 4396 on May 7, 2013. As required by State law, a copy of the report will be provided to the Governor's Office of Planning and Research.

If you should have any questions, please do not hesitate to contact me via email at jdoughty@cityofepa.org, or by phone at (650) 853-3189.

Sincerely,



John Doughty
Community Development Director

Enclosure:

- 1-East Palo Alto Housing Element Annual Progress Report
- 2-City Council Resolution 4396, adopted on May 7, 2013.

Cc:

Governor's Office of Planning and Research, PO Box 3044, Sacramento, CA 95812-3044

(CCR Title 25 §6202)

City of East Palo Alto

1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of East Palo Alto
Reporting Period 1/1/2012 - 12/31/2012

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity			49	49	Pursuant to Section 65583.1(c)(7) the rehabilitated units will be preserved at 60% of the Area Median Income.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	49	49	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of East Palo Alto
Reporting Period 1/1/2012 - 12/31/2012

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units (all years)	Total Remaining RHNA by Income Level
Very Low	Deed											144
	Restricted											
	Non-deed											
Low	Deed											103
	Restricted											
	Non-deed											
Moderate	Deed											122
	Restricted											
	Non-deed											
Above Moderate												261
Total RHNA by COG. Enter allocation number.		630										630
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of East Palo Alto
Reporting Period 1/1/2012 - 12/31/2012

Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Consortium of non-profit housing developers	Increase the availability of housing	1-Jun-11	Action 1.2 - Consortium held two meetings in 2012
Make loans to developers using set aside	Increase the availability of housing	Annually	Action 1.3 - Funds recaptured by the State with dissolution of RDA
Encourage 2nd unit development	Increase the availability of housing	Annually	Action 1.4 - City staff is permitting on average 8 units per year.
Amend 2nd unit ordinance	Increase the availability of housing	1-Jun-11	Action 1.5 - Minimum lot sizes reduced in 2011
Secure two million for housing development	Increase the availability of housing	Annually	Action 1.6 - no action
Acquire development sites	Increase the availability of housing	Annually	Action 1.7 - no action
Modify BMR (inclusionary) Housing Program	Increase the availability of housing	1-Jun-11	Action 1.8-Ordinance revised on December 13, 2011
Mobile Home and Manufactured Homes	Increase the availability of housing	Annually	Action 1.9-Ongoing effort to support this housing type.
Permit Manufactured Homes	Increase the availability of housing	Annually	Action 1.10-Ongoing effort to support this housing type.
Affordable Housing Overlay Zone	Increase the availability of housing	1-May-12	Action 1.11-Ongoing discussion by City staff, further exploration of this topic is warranted.
Four Corners Specific Plan	Adopt Four Corners Specific Plan	Spring 2010	Action 2.1-Adopted by the City Council on September 18, 2012
Encourage Mixed Use/High Density Housing	Increase Mixed Use development	1-May-11	Action 2.2-Four Corners Specific Plan adopted on September 18, 2012 encourages mixed use and high density housing
Increase Housing Redevelopment Set Aside Funds	Increasing RDA Housing Set Aside Funds	1-Jan-12	Action 2.3-RDA Housing Set Aside funds no longer exist so this action item cannot be implemented
Review City ordinances and policies to reduce barriers to housing	Reduction of Housing Barriers	Annually	Action 3.1-Housing Consortium discussed ways to reduce barriers to senior and workforce housing in 2012. City Council adopted the Reasonable Accommodations Ordinance on July 19, 2011
Rezone properties at 2555 Pulgas	Rezone properties to meet RHNA goal	1-Jun-11	Action 3.2-Four Corners Specific Plan, adopted on September 18, 2012 identified other parcels that can provide for the City's RHNA allocation. City staff is currently in discussions with the State about these parcels

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction		City of East Palo Alto	
Reporting Period		1/1/2012 - 12/31/2012	
Explore increasing density near or at city owned properties	Increasing Housing Capacity	1-Sep-10	Action 3.3-City staff needs to bring this deliberation.
General Plan Amendments-Flood Hazard Protection	General Plan amendment to increase awareness of flood hazards and protection	1-Jun-11	Action 3.4-City Council adopted a resolution implementing this action on July 5, 2011. Annually the City reviews floodplain management policies in accordance with FEMA regulations and the CRS program
965 Weeks Street-provide for BMR units at this site	Meet RNHA very low and low income housing targets	Ongoing	Action 3.5-As part of RDA dissolution, the City no longer owns this property. If the site is redeveloped, the project will have to comply with the City's BMR ordinance
Improve permit processing times especially for affordable housing projects	Reduce constraints to housing	Annually	Action 4.1-City staff processed an affordable housing project by Mid Peninsula Housing to retrofit several existing buildings in ninety(90) days.
Require developers to provide affordable housing as a condition of housing	Reduce constraints and provide enhanced incentives to housing	1-Jan-12	Action 4.2-revised BMR ordinance adopted by the City Council on December 13, 2011
Provide regulatory and financial incentives to encourage affordable housing development	Reduce constraints and provide enhanced incentives to housing	1-Jan-12	Action 4.3-The City is partnering with ReBuilding Together and the County Rehabilitation Loan Program to provide low interest loans for minor home repairs. The City also waived planning and building fees for the National Christmas in April Program in 2012.
Evaluate, improve, and promote City ordinances that facilitate affordable housing trust	Reduce constraints and provide enhanced incentives to housing	Annually	Action 4.4-The City has engaged in preliminary discussions in 2012 with community groups about parking standards and their relationships to legalizing nonconforming dwelling units
Determine feasibility of forming a local land trust	Reduce constraints and provide enhanced incentives to housing	1-Jan-12	Action 4.5-City staff have organized two housing consortium meetings to discuss better use of limited housing resources
Provide better information to the public and policymakers about housing issues	Reduce constraints and provide enhanced incentives to housing	Biannual	Action 4.6-Senior Housing and Small Lot Toolkit handouts developed by City staff in 2011 for dissemination by the public.
Encourage development on small parcels	Reduce constraints and provide enhanced incentives to housing	1-Jun-11	Action 4.7-Ordinance 344A adopted by the City Council on July 19, 2011 encourages the development of small lots.
Encourage development of infill and small parcels	Reduce constraints and provide enhanced incentives to housing	2010-2011	Action 4.8-Infill and small lot development toolkit ordinance adopted by the City Council on July 19, 2011.
Develop pre approved housing packages for small lot as small as 2,500 square feet	Reduce constraints and provide enhanced incentives to housing	2011-2012	Action 4.9-Infill and small lot development toolkit ordinance adopted by the City Council on July 19, 2011.
Meet with representatives of supportive and affordable housing	Provide adequate housing for special needs groups	1-Jan-14	Action 5.1-City staff organized two Housing Consortium meetings in 2012 with non profit and for profit housing developers.
Encourage Senior Housing	Provide adequate housing for special needs groups	1-Jun-11	Action 5.2-Senior Housing Ordinance adopted by the City Council on July 19, 2011
Reasonable Accommodations Ordinance	Provide adequate housing for special needs groups	1-Jun-11	Action 5.3-City Council adopted a Reasonable Accommodations Ordinance on July 19, 2011
Financial Assistance/Priority Planning for Affordable Housing	Provide adequate housing for special needs groups	1-Jun-14	Action 5.4-City staff processed a permit in expediated fashion to assist Mid Peninsula Housing in retrofitting building that provide housing for special needs persons who earn less than 60% of the AMI
Reduce Overcrowding	Provide adequate housing for special needs groups	2012	Action 5.5-Secondary Dwelling Unit Ordinance was revised on July 19, 2011 encouraging this housing type reducing overcrowding in the City
Emergency Shelter Ordinance	Provide adequate housing for special needs groups	1-Jun-11	Action 5.6-Emergency Shelter Ordinance adopted by the City Council on July 19, 2011. Ordinance revisions are in process and will be completed by the end of fiscal year 2013.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of East Palo Alto

Reporting Period 1/1/2012 - 12/31/2012

Transitional Housing Ordinance	Provide adequate housing for special needs groups	1-Jun-11	Action 5.7-Transitional Housing Ordinance adopted by the City Council on July 19, 2011.
Encourage Transitional Housing	Provide adequate housing for special needs groups	Annually	Action 5.8-City has received Parole Entry Program funds to house and train formerly incarcerated persons. Transitional Housing Ordinance also adopted by the City Council on July 19, 2011
Single Room Occupancy (SRO) Housing	Provide adequate housing for special needs groups	1-Jun-11	Action 5.9-Ordinance 344F was adopted by the City Council on July 19, 2011 allowing SRO housing in the R1 (Single Family Residential) zoning district
Residential Care Facilities	Provide adequate housing for special needs groups	1-Jun-11	Action 5.10-Ordinance 344G was adopted by the City Council reducing the spacing requirement between residential care facilities to a 750 foot buffer
Rent Stabilization	Mitigate the Cost of Housing	Ongoing	Action 6.1-City staff is implementing the June 2010 Rent Stabilization Ordinance adopted by the voters
Rent Stabilization	Mitigate the Cost of Housing	Ongoing	Action 6.2-City staff is annually certifying the legal rents that can be charged in the City.
Tenants Rights	Mitigate the Cost of Housing	Ongoing	Action 6.3-City staff refer residents to Community Legal Services to the Legal Aid Society of San Mateo County.
Foreclosed Properties	Mitigate the Cost of Housing	1-Jan-12	Action 6.4-the City has not purchased foreclosed homes for resale to low income families

Program	Objective	Timeframe	Status in Program Implementation
Demolition Fee-Loss of Housing	Minimize Rental Displacement	1-Jun-13	Action 8.2-City staff will begin discussions about this action item in FY 2013-2014
Conserve Rent Stabilization Units	Minimize Rental Displacement	1-Jun-13	Action 8.3-Rent Stabilization Units are being preserved by implementation of the RSO ordinance
BMR Ordinance Revisions	Minimize Rental Displacement	1-Jun-13	Action 8.4-BMR Ordinance revised on December 13, 2011 by the City Council
Code Enforcement Measures-Housing	Improve Housing and Neighborhood Conditions	Ongoing	Action 9.1-City staff refer residents to the County Health Department on health issues related to housing
County Home Repair Program	Improve Housing and Neighborhood Conditions	Annually	Action 9.2-City staff refer residents on an ongoing basis to the County Home Repair Program
County Rehabilitation Assistance Program	Improve Housing and Neighborhood Conditions	Annually	Action 9.3-City staff refer residents to the County Rehabilitation Program
Home Weatherization Program Funds	Improve Housing and Neighborhood Conditions	1-Jun-13	Action 9.4-City staff refer residents to the PGE Home Weatherization Assistance Program
Foreclosure Information	Improve Housing and Neighborhood Conditions	1-Jun-10	Action 9.5-Residents are referred to Community Legal Services and the Legal Aid Society of San Mateo for foreclosure issues:
Tenant Information-Foreclosures	Improve Housing and Neighborhood Conditions	1-Jun-10	Action 9.6-City staff will work with local landlords to provide foreclosures and tenant information in the near term
Affordable Housing Property Management	Improve Housing and Neighborhood Conditions	Ongoing	Action 9.7-City staff will work with affordable housing property management companies in the near term on this issue.
Housing Discrimination	Encourage Fair Housing Choices for All Residents	Ongoing	Action 10.1-City staff on an ongoing basis refer residents to housing and legal assistance programs concerning housing discrimination
Predatory Lending	Encourage Fair Housing Choices for All Residents	Ongoing	Action 10.2-City staff on an ongoing basis refer residents to local, regional, State and federal initiatives that address predatory lending
Housing Discrimination	Encourage Fair Housing Choices for All Residents	Ongoing	Action 10.3-City staff comply with State and federal laws related to fair housing.
Housing Element Implementation	Implement Housing Policies and Broad Participation	Annually	Action 11.1-City staff annually prepare a Housing Element Progress Report in accordance with State law
Community Input on Housing Policies	Implement Housing Policies and Broad Participation	Semi-Annually	Action 11.2-City staff organized two housing consortium meetings in 2012 and annually prepare the State Housing Element Progress Report with public input and testimony
Public Communication of Housing Policies	Implement Housing Policies and Broad Participation	Quarterly	Action 11.3-City website was updated in FY 2012-2013 to ensure better communication with the public.
City Council Annual Housing Update	Implement Housing Policies and Broad Participation	Semi-Annual	Action 11.4-City staff provide regular updates to the Council on housing projects and annually present the Housing Element progress report
Energy Efficiency-Housing	Increase Energy Efficiency	Ongoing	Action 12.1-City staff on an ongoing basis enforce the State Energy Code for new residential and additions/constructions to existing units
	Fundings for Energy Efficiency	Ongoing	Action 12.2-City staff regularly refer residents to Energy Efficiency Programs run by PGE and other providers

RESOLUTION NO 4396

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO
ADOPTING THE HOUSING ELEMENT ANNUAL PROGRESS REPORT PURSUANT
TO GOVERNMENT CODE SECTION 65400.**

WHEREAS, on May 27, 2011 the Department of Housing and Community Development certified the City of East Palo Alto Housing Element; and

WHEREAS, pursuant to Section 65400 of the Government Code, the City is mandated to prepare an Annual Report on the status on the implementation of the Housing Element; and

WHEREAS, pursuant to recent revisions in Housing Element law, the Annual Progress report is required to be reviewed by the City Council where members of the public shall be allowed to provide oral testimony and written comment; and

WHEREAS, the City Council considered the report at a duly noticed meeting on May 7, 2013;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Palo Alto does hereby:

Approve the 2012 East Palo Alto Housing Element Annual Progress as contained in Exhibit A and authorizes transmittal of the document to the State Department of Housing and Community Development and the Governor's Office of Planning and Research;

PASSED AND ADOPTED this 7th day of May 2013, by the following vote:

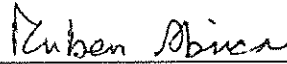
AYES: MOODY, WOODS, ABRICA, MARTINEZ, GAUTHIER

NAES: 0

ABSENT: 0


ABSTAIN: 0

SIGNED:



Ruben Abrica, Mayor

ATTEST:



Nora Pimentel, Deputy City Clerk

APPROVED AS TO FORM:



Valerie J. Armento, Interim City Attorney